

# EXHIBIT 7

# EXHIBIT 7

DOUGLAS COUNTY, NV  
 RPTT:\$0.00 Rec:\$40.00  
 \$40.00 Pgs=4  
 DEEDS.COM, INC.  
 KAREN ELLISON, RECORDER

2021-964432

03/30/2021 08:35 AM

E07

APN: 1318-25-111-017

RECORDING REQUESTED BY and  
AFTER RECORDING MAIL THIS DOCUMENT TO:

Gene M. Kaufmann, Esq.  
 SULLIVAN LAW  
 1625 State Route 88, Suite 401  
 Minden, NV 89423

MAIL TAX STATEMENTS TO GRANTEE:

Athena Medical Group Defined Contribution  
 Pension Plan Number Three  
 9504 Highridge Place  
 Beverly Hills, CA 90210

☒ I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons.  
 (Per NRS 239B.030)

**QUIT CLAIM DEED**

Whereas, the ATHENA MEDICAL GROUP DEFINED CONTRIBUTION PLAN AND TRUST Number Three, on or about January 22, 2021 executed a quitclaim transfer of ownership to Juliana Mayer Loza.

Juliana Mayer Loza herein rejects said conveyance as an error and Quitclaims any and all interest in the property to the ATHENA MEDICAL GROUP DEFINED CONTRIBUTION PLAN AND TRUST Number Three,

All rights, title and interest of the undersigned in and to real property situated in the County of Douglas, State of Nevada, commonly known by its physical address: 429 Panorama Drive, Stateline, Nevada 89449, more particularly described as follows:

That portion of Lots 13 & 14 of Kingsbury Palisades as said lots were set forth on the map filed in the office of the County Recorder of Douglas County, State of Nevada, September 18, 1962, Document No. 20864, Official Records of Douglas County, State of Nevada, and that portion of the Southwest ¼ of the Northwest ¼ of Section 25, Township 13 North, Range 18 East, M.D.B. & M., being a portion of Lot 11 – Kingsbury Lakeview, unofficial, described as follows:

COMMENCING at the Southwest corner of said Lot 13, as said Lot is set forth on the map of Kingsbury Palisades; thence North 0°03'38" East, 58.73 feet the most Northerly corner of said Lot 13; thence East 117.33 feet to a point in the Westerly right of way line of Panorama Drive; thence Southeasterly along said right of way line along a curve concave to the Southeast with a central angle of 30°27'44" and a radius of 125.00 feet, and arc distance of 66.46 feet; thence South 41.33 feet to the Southeast corner of said Lot 13; thence continuing South 131.68 feet; thence North 89°54' West, 99.81 feet to a point from which the West ¼ corner of said Section 25, bears South 29°12' West 1,347.78 feet; thence North 0°05' West 132.00 feet to the point of beginning.

9C880BC6-F5F2-4778-A463-B95B462FDA2D -- 2021/03/26 15:39:44 - \$0.00 --- Remote Notary



RESERVING therefrom that portion lying in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 13 North, Range 18 East, M.D.B. & M., all of the minerals and mineral ores of any kind, nature and description, on or beneath the surface of said land and of the right to mine and remove said minerals and mineral ores as reserve in the deed from Clover Valley Lumber Co., a Nevada Corporation, to H.E. West, recorded December 22, 1947, in Book Y of Deeds, Page 321, Douglas County, Nevada. APN: 1318-25-111-014

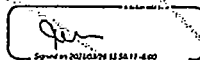
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

This legal description was previously recorded 02/23/2018 as Document No. 2018-910723.

The undersigned Grantor declares:

Documentary transfer tax is \$0.00. This conveyance is a transfer of title from a trust without consideration.

Dated: 03/26/2021

  
Signed on 20210326 12:54:11 -0800

Juliana Mayer Loza

9C880BC6-F5F2-4778-A463-B95B462FDA2D --- 2021/03/26 15:39:44 -0800 --- Remote Notary



CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada )  
County of Douglas ) ss:

03/26/2021

Lisa Apple

On \_\_\_\_\_, before me, \_\_\_\_\_, a notary public, personally remotely appeared Juliana Mayer Loza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Lisa Apple*  
NOTARY PUBLIC

LISA APPLE  
NOTARY PUBLIC  
STATE OF NEVADA  
Commission # 00-62875-5  
My Appt. Expires September 08, 2021

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## Quitclaim Deed 2.pdf

DocVerify ID: 9C880BC6-F5F2-4778-A463-B95B462FDA2D  
Created: March 26, 2021 15:39:44 -8:00  
Pages: 3  
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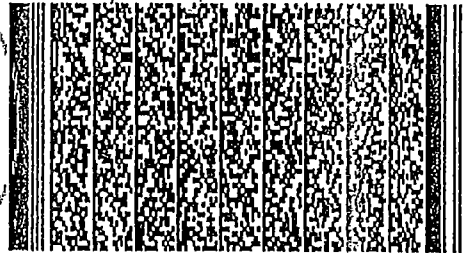
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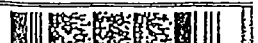
### E-Signature Summary

E-Signature 1: Juliana Loza (Jml)  
March 26, 2021 15:50:17 -8:00 [3762EB446CF1] [76.91.241.203]  
estate-of@rayexley.com (Principal) (Personally Known)

E-Signature Notary: Lisa Apple (LA)  
March 26, 2021 15:50:17 -8:00 [1CCFF606E1FD] [174.83.167.9]  
lisa@mindenlaw.com  
I, Lisa Apple, did witness the participants named above electronically sign this document.



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STATE OF NEVADA  
DECLARATION OF VALUE

## 1. Assessor Parcel Number(s)

a) 1318-25111-017  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam. Res.  
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex  
 e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l  
 g) ☐ Agricultural h) ☐ Mobile Home  
 i) ☐ Other \_\_\_\_\_

## FOR RECORDERS OPTIONAL USE ONLY

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES: \_\_\_\_\_

Trust Cost OK - KLE

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_

## 4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: To be used as a trust  
without consideration

## 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Attorney At Law

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Jubana Mayer-Losa  
 Address: 9504 Highway 100  
 City: Beverly Hills CA  
 State: CA Zip: 90210

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Sam  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

## COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gina M. Kaufman Escrow # \_\_\_\_\_  
 Address: 1625 41st Ave SE, Suite 401  
 City: Minneapolis State: NV Zip: 85423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# EXHIBIT 8

# EXHIBIT 8

RECEIVED

MAY 24 2021

Douglas County  
District Court Clerk



FILE COPY

FILED

2021 MAY 24 AM 10:40

BOBBIE R. WILLIAMS  
CLERK

C. WALKER  
DEPUTY

Case No.: 2021-CV-00057

Dept No.: I

This document does not contain personal information of any person

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF DOUGLAS

LEVERTY & ASSOCIATES LAW CHTD.,

Plaintiff,

v.

Athena Medical Group Defined Contribution  
Pension Plan and Trust Number Three; et al.

Defendants.

APPLICATION FOR JUDGMENT BY DEFAULT

Plaintiff LEVERTY & ASSOCIATES LAW CHTD., by and through its undersigned counsel,  
and pursuant to NRCP 55(b)(2), hereby applies to the Court for an entry of Judgment by Default against  
Defendants Juliana Mayer Loza; Ray W. Exley M.D. Nevada Family Trust; Juliana Mayer Loza as a  
Corporate Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical Group Defined  
Pension Plan and Trust Number Three; Ingrid Van Vuerings individually and as a Corporate Officer of  
Athena Medical Group and as Trustee of the Athena Medical Group Defined Pension Plan and Trust  
Number Three; Juliana Mayer Loza as Trustee of Athena Medical Group, Inc. Defined Contribution  
Plan Number Two; Ingrid Van Vuerings as Trustee for Athena Medical Group, Inc. Defined Benefit  
Pension Plan and Trust Chtd.; Athena Medical Group Defined Contribution Pension Plan and Trust  
Number Three; Athena Medical Group, Inc. Defined Contribution Plan Number Two; Athena Medical  
Group, Inc. Defined Benefit Pension Plan and Trust Chtd.; Athena Medical Group Inc., a Nevada  
Corporation aka Athena Medical Group Corp., a Nevada non-filing entity and Juliana Mayer Loza as

MAY 26 2021



1 Special Administrator and Personal Representative of Ray Exley Estate. (Hereinafter collectively  
2 "Defaulted Defendants").

3 **I. DEFAULTS- CLERK OF THE COURT**

4 On March 23, 2021, Plaintiff Leverty & Associates Law Chtd. ("Leverty") filed a Complaint  
5 against Defendants.

6 On March 31, 2021, Defendant Juliana Mayer Loza was served a copy of the Summons and  
7 Complaint, which was filed with the Court on April 14, 2021. Pursuant to NRCP 55(a), on April 23,  
8 2021, Leverty filed a Default against Defendant Juliana Mayer Loza with supporting affidavit signed by  
9 counsel. As provided in the supporting affidavit to the Default, more than 21 days, exclusive of the date  
10 of service, have expired since service upon Defendant Juliana Mayer Loza. No answer or other  
11 appearance has been filed by Defendant Juliana Mayer Loza, and no further time has been requested or  
12 granted. On April 23, 2021, the Clerk of the Court entered Default against Defendant Juliana Mayer  
Loza.

13 On March 31, 2021, Defendant Ray W. Exley M.D. Nevada Family Trust was served a copy of  
14 the Summons and Complaint, which was filed with the Court on April 14, 2021. Pursuant to NRCP  
15 55(a), on April 23, 2021, Leverty filed a Default against Defendant Juliana Mayer Loza with supporting  
16 affidavit signed by counsel. As provided in the supporting affidavit to the Default, more than 21 days,  
17 exclusive of the date of service, have expired since service upon Defendant Ray W. Exley M.D. Nevada  
18 Family Trust. No answer or other appearance has been filed by Defendant Ray W. Exley M.D. Nevada  
19 Family Trust, and no further time has been requested or granted. On April 23, 2021, the Clerk of the  
20 Court entered Default against Defendant Ray W. Exley Exley M.D. Nevada Family Trust.

21 On March 31, 2021, Defendant Juliana Mayer Loza as a Corporate Officer of Athena Medical  
22 Group, Inc. and as Trustee of the Athena Medical Group Defined Pension Plan and Trust Number Three  
23 was served a copy of the Summons and Complaint, which was filed with the Court on April 14, 2021.  
24 Pursuant to NRCP 55(a), on April 23, 2021, Leverty filed a Default against Defendant Juliana Mayer  
25 Loza as a Corporate Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical Group  
26 Defined Pension Plan and Trust Number Three with supporting affidavit signed by counsel. As  
27 provided in the supporting affidavit to the Default, more than 21 days, exclusive of the date of service,  
28 have expired since service upon Defendant Juliana Mayer Loza as a Corporate Officer of Athena

1 Medical Group, Inc. and as Trustee of the Athena Medical Group Defined Pension Plan and Trust  
2 Number Three. No answer or other appearance has been filed by Defendant Juliana Mayer Loza as a  
3 Corporate Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical Group Defined  
4 Pension Plan and Trust Number Three, and no further time has been requested or granted. On April 23,  
5 2021, the Clerk of the Court entered Default against Defendant Juliana Mayer Loza as a Corporate  
6 Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical Group Defined Pension  
7 Plan and Trust Number Three.

8 On March 31, 2021, Defendant Ingrid Van Vuerings individually and as a Corporate Officer of  
9 Athena Medical Group and as Trustee of the Athena Medical Group Defined Pension Plan and Trust  
10 Number Three was served a copy of the Summons and Complaint, which was filed with the Court on  
11 April 14, 2021. Pursuant to NRCP 55(a), on April 23, 2021, Levery filed a Default against Defendant  
12 Ingrid Van Vuerings individually and as a Corporate Officer of Athena Medical Group and as Trustee of  
13 the Athena Medical Group Defined Pension Plan and Trust Number Three with supporting affidavit  
14 signed by counsel. As provided in the supporting affidavit to the Default, more than 21 days, exclusive  
15 of the date of service, have expired since service upon Defendant Ingrid Van Vuerings individually and  
16 as a Corporate Officer of Athena Medical Group and as Trustee of the Athena Medical Group Defined  
17 Pension Plan and Trust Number Three. No answer or other appearance has been filed by Defendant  
18 Ingrid Van Vuerings individually and as a Corporate Officer of Athena Medical Group and as Trustee of  
19 the Athena Medical Group Defined Pension Plan and Trust Number Three, and no further time has been  
20 requested or granted. On April 23, 2021, the Clerk of the Court entered Default against Defendant  
21 Ingrid Van Vuerings individually and as a Corporate Officer of Athena Medical Group and as Trustee of  
22 the Athena Medical Group Defined Pension Plan and Trust Number Three.

23 On March 31, 2021, Defendant Juliana Mayer Loza as Trustee of Athena Medical Group, Inc.  
24 Defined Contribution Plan Number Two was served a copy of the Summons and Complaint, which was  
25 filed with the Court on April 14, 2021. Pursuant to NRCP 55(a), on April 23, 2021, Levery filed a  
26 Default against Defendant Juliana Mayer Loza as Trustee of Athena Medical Group, Inc. Defined  
27 Contribution Plan Number Two with supporting affidavit signed by counsel. As provided in the  
28 supporting affidavit to the Default, more than 21 days, exclusive of the date of service, have expired  
29 since service upon Defendant Juliana Mayer Loza as Trustee of Athena Medical Group, Inc. Defined  
30

1 Contribution Plan Number Two. No answer or other appearance has been filed by Defendant Juliana  
2 Mayer Loza as Trustee of Athena Medical Group, Inc. Defined Contribution Plan Number Two, and no  
3 further time has been requested or granted. On April 23, 2021, the Clerk of the Court entered Default  
4 against Defendant Juliana Mayer Loza as Trustee of Athena Medical Group, Inc. Defined Contribution  
5 Plan Number Two.

6 On March 31, 2021, Defendant Ingrid Van Vuerings as Trustee for Athena Medical Group, Inc.  
7 Defined Benefit Pension Plan and Trust Chtd. was served a copy of the Summons and Complaint, which  
8 was filed with the Court on April 14, 2021. Pursuant to NRCP 55(a), on April 23, 2021, Leverty filed a  
9 Default against Defendant Ingrid Van Vuerings as Trustee for Athena Medical Group, Inc. Defined  
10 Benefit Pension Plan and Trust Chtd. with supporting affidavit signed by counsel. As provided in the  
11 supporting affidavit to the Default, more than 21 days, exclusive of the date of service, have expired  
12 since service upon Defendant Ingrid Van Vuerings as Trustee for Athena Medical Group, Inc. Defined  
13 Benefit Pension Plan and Trust Chtd.. No answer or other appearance has been filed by Defendant  
14 Ingrid Van Vuerings as Trustee for Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust  
15 Chtd., and no further time has been requested or granted. On April 23, 2021, the Clerk of the Court  
16 entered Default against Defendant Ingrid Van Vuerings as Trustee for Athena Medical Group, Inc.  
17 Defined Benefit Pension Plan and Trust Chtd.

18 On March 31, 2021, Defendant Athena Medical Group Defined Contribution Pension Plan and  
19 Trust Number Three was served a copy of the Summons and Complaint, which was filed with the Court  
20 on April 14, 2021. Pursuant to NRCP 55(a), on April 23, 2021, Leverty filed a Default against  
21 Defendant Athena Medical Group Defined Contribution Pension Plan and Trust Number Three with  
22 supporting affidavit signed by counsel. As provided in the supporting affidavit to the Default, more than  
23 21 days, exclusive of the date of service, have expired since service upon Defendant Athena Medical  
24 Group Defined Contribution Pension Plan and Trust Number Three. No answer or other appearance has  
25 been filed by Defendant Athena Medical Group Defined Contribution Pension Plan and Trust Number  
26 Three, and no further time has been requested or granted. On April 23, 2021, the Clerk of the Court  
27 entered Default against Defendant Athena Medical Group Defined Contribution Pension Plan and Trust  
28 Number Three.

1 On March 31, 2021, Defendant Athena Medical Group, Inc. Defined Contribution Plan Number  
2 Two was served a copy of the Summons and Complaint, which was filed with the Court on April 14,  
3 2021. Pursuant to NRCP 55(a), on April 23, 2021, Leverty filed a Default against Defendant Athena  
4 Medical Group, Inc. Defined Contribution Plan Number Two with supporting affidavit signed by  
5 counsel. As provided in the supporting affidavit to the Default, more than 21 days, exclusive of the date  
6 of service, have expired since service upon Defendant Athena Medical Group, Inc. Defined Contribution  
7 Plan Number Two. No answer or other appearance has been filed by Defendant Athena Medical Group,  
8 Inc. Defined Contribution Plan Number Two, and no further time has been requested or granted. On  
9 April 23, 2021, the Clerk of the Court entered Default against Defendant Athena Medical Group, Inc.  
10 Defined Contribution Plan Number Two.

11 On March 31, 2021, Defendant Athena Medical Group, Inc. Defined Benefit Pension Plan and  
12 Trust Chtd. was served a copy of the Summons and Complaint, which was filed with the Court on April  
13 14, 2021. Pursuant to NRCP 55(a), on April 23, 2021, Leverty filed a Default against Defendant Athena  
14 Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd. with supporting affidavit signed by  
15 counsel. As provided in the supporting affidavit to the Default, more than 21 days, exclusive of the date  
16 of service, have expired since service upon Defendant Athena Medical Group, Inc. Defined Benefit  
17 Pension Plan and Trust Chtd.. No answer or other appearance has been filed by Defendant Athena  
18 Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd., and no further time has been  
19 requested or granted. On April 23, 2021, the Clerk of the Court entered Default against Defendant  
20 Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd.

21 On April 9, 2021, Defendant Athena Medical Group Inc., a Nevada Corporation aka Athena  
22 Medical Group Corp., a Nevada non-filing entity was served a copy of the Summons and Complaint,  
23 which was filed with the Court on April 14, 2021. Pursuant to NRCP 55(a), on May 7, 2021, Leverty  
24 filed a Default against Defendant Athena Medical Group Inc., a Nevada Corporation aka Athena  
25 Medical Group Corp., a Nevada non-filing entity with supporting affidavit signed by counsel. As  
26 provided in the supporting affidavit to the Default, more than 21 days, exclusive of the date of service,  
27 have expired since service upon Defendant Athena Medical Group Inc., a Nevada Corporation aka  
28 Athena Medical Group Corp., a Nevada non-filing entity. No answer or other appearance has been filed  
29 by Defendant Athena Medical Group Inc., a Nevada Corporation aka Athena Medical Group Corp., a  
30

1 Nevada non-filing entity, and no further time has been requested or granted. On May 7, 2021, the Clerk  
 2 of the Court entered Default against Defendant Athena Medical Group Inc., a Nevada Corporation aka  
 3 Athena Medical Group Corp., a Nevada non-filing entity.

4 On March 31, 2021, Defendant Juliana Mayer Loza as Special Administrator and Personal  
 5 Representative of Ray Exley Estate was served a copy of the Summons and Complaint, which was filed  
 6 with the Court on April 14, 2021. Pursuant to NRCP 55(a), on May 11, 2021, Leverty filed a Default  
 7 against Defendant Juliana Mayer Loza as Special Administrator and Personal Representative of Ray  
 8 Exley Estate with supporting affidavit signed by counsel. As provided in the supporting affidavit to the  
 9 Default, more than 21 days, exclusive of the date of service, have expired since service upon Defendant  
 10 Juliana Mayer Loza as Special Administrator and Personal Representative of Ray Exley Estate. No  
 11 answer or other appearance has been filed by Juliana Mayer Loza as Special Administrator and Personal  
 12 Representative of Ray Exley Estate, and no further time has been requested or granted. On May 11,  
 13 2021, the Clerk of the Court entered Default against Defendant Juliana Mayer Loza as Special  
 14 Administrator and Personal Representative of Ray Exley Estate.

## 14 **II. APPLICATION FOR JUDGMENT BY DEFAULT**

### 15 **A. APPLICATION FOR DEFAULT**

16 Pursuant to NRCP 55(b)(2), Plaintiff Leverty hereby applies to the Court for an entry of  
 17 Judgment by Default against Defaulted Defendants Juliana Mayer Loza; Ray W. Exley M.D. Nevada  
 18 Family Trust; Juliana Mayer Loza as a Corporate Officer of Athena Medical Group, Inc. and as Trustee  
 19 of the Athena Medical Group Defined Pension Plan and Trust Number Three; Ingrid Van Vuerings  
 20 individually and as a Corporate Officer of Athena Medical Group and as Trustee of the Athena Medical  
 21 Group Defined Pension Plan and Trust Number Three; Juliana Mayer Loza as Trustee of Athena  
 22 Medical Group, Inc. Defined Contribution Plan Number Two; Ingrid Van Vuerings as Trustee for  
 23 Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd.; Athena Medical Group  
 24 Defined Contribution Pension Plan and Trust Number Three; Athena Medical Group, Inc. Defined  
 25 Contribution Plan Number Two; Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust  
 26 Chtd.; Athena Medical Group Inc., a Nevada Corporation aka Athena Medical Group Corp., a Nevada  
 27 non-filing entity and Juliana Mayer Loza as Special Administrator and Personal Representative of Ray  
 28 Exley Estate.

1 Levery & Associates Law Chtd.'s March 23, 2021, Complaint against Defendants alleges 1)  
 2 Fraudulent Transfers against Defendants Juliana Mayer Loza, Athena Medical Group Defined  
 3 Contribution Pension Plan and Trust Number Three and Ingrid Van Vuerings; 2) Aiding, Abetting,  
 4 Conspiracy in Fraudulent Transfer against Defendants Ingrid Van Vuerings, Juliana Mayer Loza and  
 5 Athena Medical Group Defined Contribution Pension Plan and Trust Number Three; 3) Aiding and  
 6 Abetting in Fraudulent Transfers against Ingrid Van Vuerings, Juliana Mayer Loza and Athena Medical  
 7 Group Defined Contribution Pension Plan and Trust Number Three; 4) Declaratory Relief Seeking the  
 8 Court's Determination of the Person, Trust or Entity that Should Validly Hold Title of the Real Property,  
 9 for Rights and Entitlements upon Foreclosure; 5) Conspiracy against all Defendants.

11 The March 23, 2021, Complaint against Defendants prayed, in part: "6) For a declaration that the  
 12 real property at 429 Panorama Drive, Stateline, Nevada 89449, Assessor's Parcel No. 1318-25-111-017,  
 13 is currently rightfully owned by either Ray W. Exley...and/or the Estate of Ray Warren Exley; and  
 14 "[f]or such other and further relief as the Court deems just and proper."

## 16 B. FACTS

17 Commencing from about April 2014 through approximately February 2017, Ray Warren Exley  
 18 was a client of Levery & Associates Law Chtd: in which Levery represented Ray Warren Exley and  
 19 provided legal services in a property ownership lawsuit concerning Douglas County Assessor Parcel No.  
 20 1318-25-111-017 (hereinafter "Subject Property"), In the Ninth Judicial District Court of Nevada In and  
 21 for the County of Douglas, Case No. 14-CV-0130 (Complaint at ¶ 30). Exley was ultimately  
 22 successful in his suit, and was awarded a 100% ownership interest in the Subject Property. (Complaint  
 23 at ¶ 30). The Subject Property, and the issue of its fraudulent transfers, is the subject matter of this  
 24 current suit. (See Complaint).

25 Despite the success in Case No. 14-CV-0130, the relationship between Levery and Ray Warren  
 26 Exley deteriorated because of his attempts, with the aid and direction of Defendant Juliana Mayer Loza,  
 27 to avoid paying for any legal fees and services provided by Levery & Associates Law Chtd. (Complaint  
 28 at ¶ 32-33). Thereafter, in February of 2017, Levery & Associates filed an attorney's lien on the



1 Subject Property with the Douglas County Recorder. On May 3, 2017, Leverty filed a Motion to  
2 Adjudicate Leverty & Associates Law Chtd.'s Rights and to Enforce Lien for Attorney's Fees.  
3 ("Motion to Adjudicate"). (Exh. 1). In the prayer for relief to the Motion to Adjudicate, Leverty  
4 respectfully requested a Judgment be entered against Ray Warren Exley which attaches to the Subject  
5 Property.

6 Seeing the writing on the wall with regard to a Judgment attaching to the Subject Property, on  
7 May 12, 2017, less than 10 days after Leverty's Motion to Adjudicate was filed with Court, Ray  
8 Warren Exley deeded the Subject Property titled in his name to the Ray Warren Exley Family Trust,  
9 with Ray Warren Exley as trustee. (Complaint at ¶ 30). Thereafter, on May 24, 2017, the Ninth Judicial  
10 District Court granted a Judgment Lien in favor of Leverty which attaches to the Subject Property.  
11 (Exh. 2).

12 In an effort to enforce the Judgment Lien, on or about February 12, 2017, Leverty filed a  
13 Complaint against Ray Warren Exley that was removed to United States District Court District of  
14 Nevada., Case No. 3:17-CV-0175-MMD-VPC. (Complaint at ¶ 35-36). On or about July 27, 2017,  
15 Federal Court Magistrate Judge Cooke held a mediation in the matter in which the parties reached a  
16 settlement which was binding upon Ray Warren Exley, Defendant Juliana Mayer Loza and Defendant  
17 Athena Medical Group, Inc. Defined Benefit Plan and Trust Chtd. (Complaint at ¶ 45). Thereafter, Ray  
18 Warren Exley and Defendant Loza fired their counsel and announced their intention to not comply with  
19 the settlement agreement agreed upon in Court. (Complaint at ¶ 46-47). Leverty was forced to file a  
20 Motion to Compel the settlement agreement. (Complaint at ¶ 48). On February 12, 2018, a hearing on  
21 the motion to enforce settlement was held wherein Magistrate Cooke was forced to read virtually all of  
22 the transcript that was made recording the terms of the settlement agreement previously agreed upon by  
23 Ray Warren Exley, Defendant Juliana Mayer Loza and Defendant Athena Medical Group, Inc. Defined  
24 Benefit Plan and Trust Chtd. (Complaint at ¶ 49). From the bench, Magistrate Judge Cook stated she  
25 would be issuing a written report and recommendation that the terms of the settlement agreement  
26 previously agreed upon related to the Subject Property would be affirmed, and that Ray Warren Exley,  
27 Defendant Juliana Mayer Loza's and Defendant Athena Medical Group, Inc. Defined Benefit Plan and  
28 Trust Chtd.'s attempts to renege on the settlement agreement were baseless. (Complaint at ¶ 50).

1 In keeping with the spirit of attempting to avoid paying for any legal services concerning the  
2 successful Subject Property lawsuit, on February 23, 2018, a mere 2 days after Magistrate Judge Cooke  
3 stated her intention to uphold the settlement agreement, Ray Warren Exley signed a Quitclaim Deed  
4 transferring the Subject Property, for "NON CONSIDERATION" to Defendant Athena Medical Group  
5 Defined Contribution Pension Plan and Trust Number Three. (Exh. 3)

6 On March 19, 2018, Federal Magistrate Judge Cooke issued a report and recommendation  
7 confirming the settlement agreement affecting the Subject Property, which was accepted and adopted by  
8 U.S. District Court Judge Du on February 29, 2019. (Complaint at ¶ 56-61). On February 25, 2019, the  
9 United States District Court issued a Judgment in a Civil Case which was recorded against the Subject  
10 Property on March 5, 2019. (Exh. 4).

11 Thereafter, in an effort to secure payment on amounts owed to Leverty & Associates Law Chtd.,  
12 Leverty, on or about January 22, 2021, Leverty purchased and obtained a Deed of Trust recorded against  
13 the Subject Property on February 1, 2017, which was related to a Promissory Note on the Subject  
14 Property dated May 23, 2017. (Complaint at ¶ 56-61).

15 Consistent with the prior conduct of Defendants, Defendant Ingrid Van Veurings, as trustee of  
16 Athena Medical Group Defined Contribution Pension Plan and Trust Number Three, countered  
17 Leverty's purchase of the Deed of Trust with another transfer of the Subject Property to avoid the  
18 Judgment in a Civil Case. On or about January 22, 2021, the Subject Property was once again quit  
19 claimed, for "NO CONSIDERATION," to Defendant Juliana Mayer Loza. (Complaint at ¶ 73; Exh. 5).

20 Thereafter, on March 12, 2021, Leverty & Associates Law Chtd. obtained a Writ of Execution  
21 against Ray Warren Exley and Juliana Mayer Loza from the United States District Court District of  
22 Nevada. (Exh. 6). Pursuant to the Writ of Execution obtained, the U.S. Marshall was permitted to seize  
23 the Subject Property to satisfy the judgment against Ray Warren Exley and Defendant Juliana Meyer  
24 Loza who now had title to the Subject Property. (Exh. 6). On March 23, 2021, Leverty also filed the  
25 fraudulent transfer Complaint against the Defendants in this matter.

26 As the Court may have noticed and has now come to expect, the Subject Property was once again  
27 transferred to hinder, delay and/or defraud Leverty & Associates as a Judgment Creditor. On March  
28 30, 2021, less than two weeks after the Writ of Execution, and only 7 days after the fraudulent transfer  
29 Complaint was filed, Defendant Juliana Loza filed a Quit Claim Deed on the Subject Property (Exh. 7).



As provided in the newest Quitclaim Deed, Defendant Juliana Mayer Loza has now decided to "reject" the January 22, 2021, transfer from Defendant Athena Medical Group Defined Contribution Pension Plan and Trust Number Three to herself, stating "said conveyance as an error and Quitclaims any and all interest in the property back to Defendant Athena Medical Group Defined Contribution Pension Plan and Trust Number Three.

### C. LEGAL ARGUMENT

Leverly & Associates Law Chtd.'s Complaint against Defendants alleges fraudulent transfers of the Subject Property and respectfully prays the Court set aside such fraudulent transfers such that Ray Warren Exley<sup>1</sup> or the Estate of Ray Warren Exley be declared the rightful owners of the Subject Property<sup>2</sup>.

The elements for a fraudulent transfer are as follows:

A transfer made or obligation incurred by a debtor is fraudulent as to a creditor, whether the creditor's claim arose before or after the transfer was made or the obligation was incurred, if the debtor made the transfer or incurred the obligation:

(a) With actual intent to hinder, delay or defraud any creditor of the debtor; or

(b) Without receiving a reasonably equivalent value in exchange for the transfer or obligation, and the debtor:

(1) Was engaged or was about to engage in a business or a transaction for which the remaining assets of the debtor were unreasonably small in relation to the business or transaction; or

(2) Intended to incur, or believed or reasonably should have believed that the debtor would incur, debts beyond his or his ability to pay as they became due.

NRS 112.180(1)

In determining a party's actual intent to hinder, delay or defraud a creditor, the following factors are to be evaluated:

1. The transfer or obligation was to an insider;
2. The debtor retained possession or control of the property transferred after the transfer;
3. The transfer or obligation was disclosed or concealed;
4. Before the transfer was made or obligation was incurred, the debtor had been sued or threatened with suit;
5. The transfer was of substantially all the debtor's assets;

<sup>1</sup> Ray Warren Exley passed away in June of 2020. (Complaint at ¶ 69).

<sup>2</sup> The current fair market value of the Subject Property is in excess of \$1.2 million. (Exh. 8).

6. The debtor absconded;
7. The debtor removed or concealed assets;
8. The value of the consideration received by the debtor was reasonably equivalent to the value of the asset transferred or the amount of the obligation incurred;
9. The debtor was insolvent or became insolvent shortly after the transfer was made or the obligation was incurred;
10. The transfer occurred shortly before or shortly after a substantial debt was incurred; or
11. The debtor transferred the essential assets of the business to a lienor who transferred the assets to an insider of the debtor.

NRS 112.180(2)

Here, the Defaulted Defendants clearly fraudulently transferred the Subject Property on numerous occasions to hinder, delay and/or defraud Leverty & Associates Law Chtd. The Defendants' patterns of actions in response to Leverty's attempt to collect monies owed makes it clear their actions were designed to hinder, delay and/or defraud Leverty & Associates. As addressed below, the Subject Property was the only asset titled in the name of Ray Warren Exley personally, and the fraudulent transfers by Ray Warren Exley and his shell entities left Ray Warren Exley insolvent, as defined by NRS 112.60, and unable to pay debts owed to Leverty which are in excess of \$485,000. (Exh. 9).

The first fraudulent transfer occurred on May 12, 2017, a mere 10 days after Leverty's Motion to Adjudicate was filed with Court. Ray Warren Exley deeded the Subject Property titled in solely his name to the Ray Warren Exley Family Trust, with Ray Warren Exley as trustee. (Complaint at ¶ 30). Leverty & Associates claim arose before the May 12, 2017, transfer with an intent to hinder, delay and/or defraud Leverty's ability to collect upon monies owed. (See NRS 112.180(1), (2)(d)). The transfer was clearly to an insider, as the transfer was from Ray Warren Exley to Ray Warren Exley as trustee. (See NRS 112.180(2)(a)). Despite the transfer, on June 5, 2017, Ray Warren Exley executed a Subordination Agreement still listing himself as owner of the Subject Property. Thus, Ray Warren Exley, as trustee, clearly retained possession and control of the Subject Property transferred. (See NRS 112.180(2)(b)). The transfer was not disclosed to known creditor Leverty & Associates by Ray Warren Exley, who intentionally removed the asset from his title and eventual Estate. (See NRS 112.180(2)(b), (g)). Before the transfer was made, Ray Warren Exley was faced with a Motion to Adjudicate and Enforce Attorney's Lien. (See NRS 112.180(2)(d)). The Subject Property transferred is the only significant, and possibly sole asset of value of Ray Warren Exley. (Complaint at ¶ 27). This allegation was recently confirmed by Mr. Gene M. Kaufmann, Esq. during a hearing in Exley's potential

1 California probate matter that has not been granted probate due to a lack of Estate assets. (Exh. 9).  
2 During the hearing, Mr. Kaufmann, who represents special administrator Juliana Mayer Loza in the  
3 Special Administration of Ray Warren Exley's Estate in the Ninth Judicial District Court, Case No. 20-  
4 PB-00129, informed the Court that Ray Warren Exley has no assets of value in his name to be probated  
5 (Exh. 9). (See NRS 112.180(2)(c)). There was no consideration given in the transfer of the Subject  
6 Property, and as a result of this transfer, Ray Warren Exley became insolvent and unable to pay Leverty  
7 & Associate's debt, as he voluntarily divested himself of his assets that would be used to pay for such  
8 debt. (See NRS 112.180(h), (i); NRS 112.190). Finally, as addressed above, Ray Warren Exley  
9 transferred the Subject Property shortly after the debt to Leverty & Associates was incurred. (See NRS  
10 112.180(j)).

11 The second fraudulent transfer occurred on or about February 23, 2018, when the Ray Warren  
12 Exley signed a Quitclaim Deed transferring the Subject Property, for "NON CONSIDERATION" to  
13 Defendant Athena Medical Group Defined Contribution Pension Plan and Trust Number Three. As a  
14 matter of law, this is a fraudulent transfer. (See NRS 112.190). There are several things to unpack with  
15 this transfer. First, the alleged basis for the property transfer from the trust to Defendant Athena Medical  
16 Group Defined Contribution Pension Plan and Trust Number Three was the discovery of an amount  
17 owed on a 1987 Promissory Note secured by a Deed of Trust, with the beneficiary being Athena  
18 Medical Group, Inc. Defined Benefit Plan Trust, Chtd. (Complaint at ¶ 53). This transfer was this  
19 allegedly made on an antecedent debt. Pursuant to NRS 112.190(2), because the transfer was from an  
20 entity controlled by Ray Warren Exley and/or his spouse to another entity controlled by Ray Warren  
21 Exley and/or his spouse, based on an allegedly antecedent debt, it is a fraudulent transfer. Of issue, is  
22 the fact that Athena Medical Group, Inc. and the Trustees of the Athena Medical Group, Inc. Retirement  
23 Trust adopted a Resolution wherein it was resolved that the 1987 Secured Promissory Note was "NULL  
24 AND VOID AND WITHOUT VALUE." (Exh. 10). In addition to the basis for the transfer being non-  
25 existent and without sufficient value (See NRS 112.180(2)(h)) the promissory note was not even for the  
26 benefit of Defendant Athena Medical Group Defined Contribution Pension Plan and Trust Number  
27 Three, the recipient of the transfer. Finally, the existence of Defendant Athena Medical Group Defined  
28 Contribution Pension Plan and Trust Number Three at the time of the transfer is questionable in and of  
29 itself. (Complaint at ¶ 67).

As before, this second fraudulent transfer was done with an intent to hinder, delay and/or defraud Leverty's ability to collect upon monies owed. As outlined above, the fraudulent transfer of the Subject Property to Defendant Athena Medical Group Defined Contribution Pension Plan and Trust Number Three occurred a mere 2 days after Magistrate Judge Cook stated she would be issuing a written report and recommendation that the terms of the settlement agreement previously agreed upon related to the Subject Property would be affirmed against Ray Warren Exley, Defendant Juliana Mayer Loza and Defendant Athena Medical Group, Inc. Defined Benefit Plan and Trust Chtd. (Complaint at ¶ 50). The transfer of the Subject Property was made to an insider. (See NRS 112.180(2)(a), NRS 112.150(7)). Ray Warren Exley has represented to the United States District Court Central District of California that he is a participant in Athena Medical Group Defined Contribution Pension Plan and Trust Number Three, and as shown by Exhibit 11 at p. 25, his wife, Defendant Jillian Mayer Loza, who pursuant to NRS 112.150(7)(a) is a defined insider as a spouse, is a "Fiduciary, Administrator and Managing Trustee" of Athena Medical Group Defined Contribution Pension Plan and Trust Number Three, meaning she has control of Athena Medical Group Defined Contribution Pension Plan and Trust Number Three. (See NRS 112.180(2)(a), (b)). The transfer was not disclosed to known creditor Leverty & Associates. (See NRS 112.180(2)(c)). Before the transfer was made, Ray Warren Exley, Defendant Juliana Mayer Loza and Defendant Athena Medical Group, Inc. Defined Benefit Plan and Trust Chtd were faced with a settlement agreement affecting the Subject Property. (See NRS 112.180(2)(d)). Finally, as addressed above, Ray Warren Exley, as trustee to his own trust, transferred the Subject Property shortly after the Court stated its intention to enforce the settlement agreement. (See NRS 112.180(2)(j)).

As addressed above, the third fraudulent transfer occurred on or about January 22, 2021, when the Subject Property was once again quit claimed, for "NO CONSIDERATION," to Defendant Juliana Mayer Loza. (NRS 112.180(2)(h)). This was done on the same date Leverty purchased and obtained a Deed of Trust recorded against the Subject Property on February 1, 2017, which was related to a Promissory Note on the Subject Property dated May 23, 2017. (See NRS 112.180(2)(j)). Once again, this transfer was done with an intent to hinder, delay and/or defraud Leverty's ability to collect upon monies owed. (See NRS 112.180(1)). The transfer was clearly to an insider, as the transfer was to Defendant Juliana Mayer Loza, spouse to Ray Warren Exley and "Fiduciary, Administrator and Managing Trustee"

1 of Athena Medical Group Defined Contribution Pension Plan and Trust Number Three. (See NRS  
 2 112.180(2)(a)). Defendants clearly retained possession or control of the Subject Property transferred.  
 3 (See NRS 112.150(7), NRS 112.180(2)(b)). The transfer was not disclosed to known creditor Leverty &  
 4 Associates. (See NRS 112.180(2)(c), (g)). Before the transfer was made, Ray Warren Exley was faced  
 5 with potential foreclosure action/suit. (See NRS 112.180(d)). There was no consideration given in the  
 6 transfer of the Subject Property. (See NRS 112.180(2)(h), NRS 112.190). Finally, as addressed above,  
 7 the Subject Property was transferred shortly after the debt to Leverty & Associates was incurred. (See  
 8 NRS 112.180(2)(j)).

9 Finally, the fourth fraudulent transfer occurred on or about March 30, 2021, when Defendant  
 10 Juliana Loza filed a Quit Claim Deed on the Subject Property (Exh. 7). As provided in the newest  
 11 Quitclaim Deed, Defendant Juliana Mayer Loza has now decided to "reject" the January 22, 2021,  
 12 transfer from Defendant Athena Medical Group Defined Contribution Pension Plan and Trust Number  
 13 Three to herself, stating "said conveyance as an error" and Quitclaims any and all interest in the property  
 14 back to Defendant Athena Medical Group Defined Contribution Pension Plan and Trust Number Three.  
 15 Once again, this was clearly done with an intent to hinder, delay and defraud Leverty's ability to collect  
 16 upon monies owed. (See NRS 112.180). The transfer was clearly to an insider, as the transfer was to  
 17 Defendant Athena Medical Group Defined Contribution Pension Plan and Trust Number Three, as  
 18 addressed above. (See NRS 112.180(2)(a)). Defendants clearly retained possession or control of the  
 19 Subject Property transferred. (See NRS 112.180(2)(b)). The transfer was not disclosed to known  
 20 creditor Leverty & Associates. (See NRS 112.180(2)(c), (g)). Before the transfer was made,  
 21 Defendants were faced with a Writ of Execution less than two weeks prior related to the Subject  
 22 Property, and only 7 days after the fraudulent transfer Complaint was filed (See NRS 112.180(2)(d)).  
 23 Once again, there was no consideration given in the transfer of the Subject Property. (See NRS  
 24 112.180(2)(h), NRS 112.190). Finally, as addressed above, the Subject Property was transferred shortly  
 25 after the Writ of Execution was granted by the Court and the Complaint in this fraudulent transfer matter  
 26 was filed. (See NRS 112.180(j)).

27 In summary, it is clear that the Subject Property was involved in a series of fraudulent transfer all  
 28 aimed with the intent to hinder, delay and/or defraud Leverty's ability to collect upon monies owed.  
 (See NRS 112.180). Because none of these transfers were done in good faith, and because there was

1 clear actual intent pursuant to numerous NRS 112.180(2) factors, including that there was no reasonable  
 2 equivalent value for any of the transfers, Leverty & Associates Law Chtd. respectfully requests the  
 3 Court set aside the numerous fraudulent transfers of the Subject Property pursuant to NRS 112.210 and  
 4 112.220, such that Ray Warren Exley or the Estate of Ray Warren Exley be declared the rightful owners  
 5 of the Subject Property.

#### 6 D. FORECLOSURE MONIES

7 As addressed above, Leverty purchased and obtained a Deed of Trust recorded against the  
 8 Subject Property on February 1, 2017, which was related to a Promissory Note on the Subject Property  
 9 dated May 23, 2017. (Complaint at ¶ 56-61). Leverty intends to foreclose on the Subject Property due  
 10 to the borrower's default for failure to pay monies due and owing.


11 Leverty & Associates Law Chtd. respectfully requests the Court issue an order requiring the  
 12 trustee or agent for the note holder to, after initial amounts are paid to the lender or note holder,  
 13 deposit such remainder of funds with the Ninth Judicial District Court of the State of Nevada in and for  
 14 the County of Douglas so that such funds may be safeguarded in a blocked financial account until such  
 15 time they can be properly allocated and disbursed.

#### 16 III. CONCLUSION

17 For the foregoing reasons, Plaintiff Leverty & Associates Law Chtd. respectfully requests the  
 18 Court grant its Application for Judgment by Default against the "Defaulted Defendants."

19 DATED this 21 day of May, 2021

20 LEVERTY & ASSOCIATES LAW CHTD.

21  
 22   
 23 \_\_\_\_\_  
 24 Jess P. Rinehart, Esq., NV Bar No. 11697

25 832 Willow Street

26 Reno, NV 89502

27 (775) 322-6636

28 *Attorney for Plaintiff Leverty & Associates Law Chtd.*



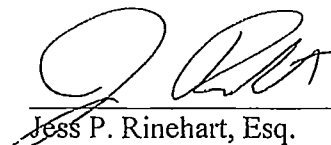
DECLARATION OF JESS P. RINEHART

I, Jess P. Rinehart, declare under penalty of perjury under the laws of the State of Nevada as follows:

1. I am an attorney duly licensed to practice in the State of Nevada, Nevada Bar No. 11697.
2. I represent Leverty & Associates Law Chtd. in the above entitled action.
3. I certify that all exhibits identified herein are true and correct copies of those documents as maintained at the offices of Leverty & Associates Law, Chtd.:

<u>EXH. #</u>	<u>DESCRIPTION</u>
1	May 3, 2017, Motion to Adjudicate Leverty & Associates Law Chtd.'s Rights and to Enforce Lien for Attorney's Fees
2	May 24, 2017, Judgment Lien
3	February 24, 2018, Quitclaim Deed
4	February 25, 2019, Judgment in a Civil Case; w/ Filing – Douglas County Recorder
5	January 22, 2021, Quitclaim Deed
6	March 12, 2021, Writ of Execution
7	March 30, 2021, Quit Claim Deed
8	June 5, 2017, Subordination Agreement
9	Declaration of William R. Ginn, Esq.
10	August 26, 2014, Resolution re: Promissory Note
11	Filing - United States District Court Central District of California

DATED this 21 day of May, 2021

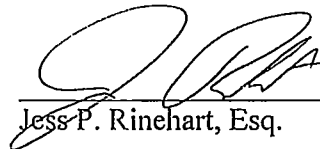
  
 Jess P. Rinehart, Esq.

**AFFIRMATION**  
(NRS 239B.030)

The undersigned does hereby affirm that the preceding document filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, does not contain personal information of any person.

Dated this 21 date of May, 2021.

LEVERTY & ASSOCIATES LAW CHTD.

  
Jess P. Rinehart, Esq.

**CERTIFICATE OF SERVICE**

I hereby certify that on this date no Defendants in this matter were served with the foregoing document, as no Defendants have personally appeared or appeared through a representative in this matter.

Dated this 21 date of May, 2021.

LEVERTY & ASSOCIATES LAW CHTD.

  
Employee of Leverty & Associates Law Chtd.



INDEX OF EXHIBITS

<u>EXH. #</u>	<u>DESCRIPTION</u>	<u>PAGES*</u>
1	May 3, 2017, Motion to Adjudicate Leverty & Associates Law Chtd.'s Rights and to Enforce Lien for Attorney's Fees	45
2	May 24, 2017, Judgment Lien	3
3	February 24, 2018, Quitclaim Deed	3
4	February 25, 2019, Judgment in a Civil Case; w/ Filing – Douglas County Recorder	2
5	January 22, 2021, Quitclaim Deed	4
6	March 12, 2021, Writ of Execution	3
7	March 30, 2021, Quit Claim Deed	5
8	June 5, 2017, Subordination Agreement	5
9	Declaration of William R. Ginn, Esq.	2
10	August 26, 2014, Resolution re: Promissory Note	2
11	United States District Court Central District of California	33

\*Number of Pages Does Not Include the Divider Page That Marks the Exhibit Number at the Top and Bottom of the Page

# EXHIBIT 9

EXHIBIT 9

RECEIVED

MAY 24 2021

FILED

Douglas County  
District Court Clerk

2021 MAY 25 AM 8:50

Case No.: 2021-CV-00057

Dept No.: I

BOBBIE R. WILLIAMS  
CLERK

This document does not contain personal information of any person

B.C. WALKER, PUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

LEVERTY & ASSOCIATES LAW CHTD.,

Plaintiff,

v.

Athena Medical Group Defined Contribution  
Pension Plan and Trust Number Three; et al.

Defendants.

JUDGMENT BY DEFAULT

Judgment by Default against Defendants Juliana Mayer Loza; Ray W. Exley M.D. Nevada  
Family Trust; Juliana Mayer Loza as a Corporate Officer of Athena Medical Group, Inc. and as Trustee  
of the Athena Medical Group Defined Pension Plan and Trust Number Three; Ingrid Van Vuerings  
individually and as a Corporate Officer of Athena Medical Group and as Trustee of the Athena Medical  
Group Defined Pension Plan and Trust Number Three; Juliana Mayer Loza as Trustee of Athena  
Medical Group, Inc. Defined Contribution Plan Number Two; Ingrid Van Vuerings as Trustee for  
Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd.; Athena Medical Group  
Defined Contribution Pension Plan and Trust Number Three; Athena Medical Group, Inc. Defined  
Contribution Plan Number Two; Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust  
Chtd.; Athena Medical Group Inc., a Nevada Corporation aka Athena Medical Group Corp., a Nevada  
non-filing entity and Juliana Mayer Loza as Special Administrator and Personal Representative of Ray  
Exley Estate.

JUDGMENT BY DEFAULT

MAY 26 2021

1 This matter came before the Court on Plaintiff Levery & Associates Law Chtd.'s Application  
2 for Judgment by Default. The Court, having review the file, the pleadings therein, the argument of  
3 counsel, and the evidence presented, **THE COURT HEREBY FINDS:**

4 1. On March 23, 2021, Levery & Associates Law Chtd. ("Levery") filed a Complaint  
5 against Defendants Juliana Mayer Loza; Ray W. Exley M.D. Nevada Family Trust; Juliana Mayer Loza  
6 as a Corporate Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical Group  
7 Defined Pension Plan and Trust Number Three; Ingrid Van Vuerings individually and as a Corporate  
8 Officer of Athena Medical Group and as Trustee of the Athena Medical Group Defined Pension Plan  
9 and Trust Number Three; Juliana Mayer Loza as Trustee of Athena Medical Group, Inc. Defined  
10 Contribution Plan Number Two; Ingrid Van Vuerings as Trustee for Athena Medical Group, Inc.  
11 Defined Benefit Pension Plan and Trust Chtd.; Athena Medical Group Defined Contribution Pension  
12 Plan and Trust Number Three; Athena Medical Group, Inc. Defined Contribution Plan Number Two;  
13 Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd.; Athena Medical Group Inc.,  
14 a Nevada Corporation aka Athena Medical Group Corp., a Nevada non-filing entity and Juliana Mayer  
15 Loza as Special Administrator and Personal Representative of Ray Exley Estate. (Hereinafter  
16 Collectively "Defaulted Defendants").

17 2. On March 31, 2021, Defendant Juliana Mayer Loza was served a copy of the Summons  
18 and Complaint, which was filed with the Court on April 14, 2021.

19 3. On April 23, 2021, the Clerk of the Court entered Default against Defendant Juliana  
20 Mayer Loza, as more than 21 days, exclusive of the date of service, had expired since service upon  
21 Defendant Juliana Mayer Loza, and no answer or other appearance had been filed by Defendant Juliana  
22 Mayer Loza, and no further time has been requested or granted.

23 4. On March 31, 2021, Defendant Ray W. Exley M.D. Nevada Family Trust was served a  
24 copy of the Summons and Complaint, which was filed with the Court on April 14, 2021.  
25  
26  
27  
28

1           5.       On April 23, 2021, the Clerk of the Court entered Default against Defendant Ray W.  
2       Exley M.D. Nevada Family Trust, as more than 21 days, exclusive of the date of service, had expired  
3       since service upon Defendant Ray W. Exley M.D. Nevada Family Trust, and no answer or other  
4       appearance had been filed by Defendant Ray W. Exley M.D. Nevada Family Trust, and no further time  
5       has been requested or granted.

6           6.       On March 31, 2021, Defendant Juliana Mayer Loza as a Corporate Officer of Athena  
7       Medical Group, Inc. and as Trustee of the Athena Medical Group Defined Pension Plan and Trust  
8       Number Three was served a copy of the Summons and Complaint, which was filed with the Court on  
9       April 14, 2021.

10           7.       On April 23, 2021, the Clerk of the Court entered Default against Defendant Juliana  
11       Mayer Loza as a Corporate Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical  
12       Group Defined Pension Plan and Trust Number Three, as more than 21 days, exclusive of the date of  
13       service, had expired since service upon Defendant Juliana Mayer Loza as a Corporate Officer of Athena  
14       Medical Group, Inc. and as Trustee of the Athena Medical Group Defined Pension Plan and Trust  
15       Number Three, and no answer or other appearance had been filed by Defendant Juliana Mayer Loza as a  
16       Corporate Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical Group Defined  
17       Pension Plan and Trust Number Three, and no further time has been requested or granted.

18           8.       On March 31, 2021, Defendant Ingrid Van Vuerings individually and as a Corporate  
19       Officer of Athena Medical Group and as Trustee of the Athena Medical Group Defined Pension Plan  
20       and Trust Number Three was served a copy of the Summons and Complaint, which was filed with the  
21       Court on April 14, 2021.

22           9.       On April 23, 2021, the Clerk of the Court entered Default against Defendant Ingrid Van  
23       Vuerings individually and as a Corporate Officer of Athena Medical Group and as Trustee of the Athena  
24       Medical Group Defined Pension Plan and Trust Number Three, as more than 21 days, exclusive of the  
25

1 date of service, had expired since service upon Defendant Ingrid Van Vuerings individually and as a  
2 Corporate Officer of Athena Medical Group and as Trustee of the Athena Medical Group Defined  
3 Pension Plan and Trust Number Three, and no answer or other appearance had been filed by Defendant  
4 Ingrid Van Vuerings individually and as a Corporate Officer of Athena Medical Group and as Trustee of  
5 the Athena Medical Group Defined Pension Plan and Trust Number Three, and no further time has been  
6 requested or granted.

7  
8 10. On March 31, 2021, Defendant Juliana Mayer Loza as Trustee of Athena Medical Group,  
9 Inc. Defined Contribution Plan Number Two was served a copy of the Summons and Complaint, which  
10 was filed with the Court on April 14, 2021.

11 11. On April 23, 2021, the Clerk of the Court entered Default against Defendant Juliana  
12 Mayer Loza as Trustee of Athena Medical Group, Inc. Defined Contribution Plan Number Two, as more  
13 than 21 days, exclusive of the date of service, had expired since service upon Defendant Juliana Mayer  
14 Loza as Trustee of Athena Medical Group, Inc. Defined Contribution Plan Number Two, and no answer  
15 or other appearance had been filed by Defendant Juliana Mayer Loza as Trustee of Athena Medical  
16 Group, Inc. Defined Contribution Plan Number Two, and no further time has been requested or granted.

17  
18 12. On March 31, 2021, Defendant Ingrid Van Vuerings as Trustee for Athena Medical  
19 Group, Inc. Defined Benefit Pension Plan and Trust Chtd. was served a copy of the Summons and  
20 Complaint, which was filed with the Court on April 14, 2021.

21 13. On April 23, 2021, the Clerk of the Court entered Default against Defendant Ingrid Van  
22 Vuerings as Trustee for Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd., as  
23 more than 21 days, exclusive of the date of service, had expired since service upon Defendant Ingrid  
24 Van Vuerings as Trustee for Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd.,  
25 and no answer or other appearance had been filed by Defendant Ingrid Van Vuerings as Trustee for  
26  
27  
28

1 Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd., and no further time has been  
2 requested or granted.

3 14. On March 31, 2021, Defendant Athena Medical Group Defined Contribution Pension  
4 Plan and Trust Number Three was served a copy of the Summons and Complaint, which was filed with  
5 the Court on April 14, 2021.

6 15. On April 23, 2021, the Clerk of the Court entered Default against Athena Medical Group  
7 Defined Contribution Pension Plan and Trust Number Three, as more than 21 days, exclusive of the date  
8 of service, had expired since service upon Defendant Athena Medical Group Defined Contribution  
9 Pension Plan and Trust Number Three, and no answer or other appearance had been filed by Defendant  
10 Athena Medical Group Defined Contribution Pension Plan and Trust Number Three, and no further time  
11 has been requested or granted.  
12

13 16. On March 31, 2021, Defendant Athena Medical Group, Inc. Defined Contribution Plan  
14 Number Two was served a copy of the Summons and Complaint, which was filed with the Court on  
15 April 14, 2021.  
16

17 17. On April 23, 2021, the Clerk of the Court entered Default against Defendant Athena  
18 Medical Group, Inc. Defined Contribution Plan Number Two, as more than 21 days, exclusive of the  
19 date of service, had expired since service upon Defendant Athena Medical Group, Inc. Defined  
20 Contribution Plan Number Two, and no answer or other appearance had been filed by Defendant Athena  
21 Medical Group, Inc. Defined Contribution Plan Number Two, and no further time has been requested or  
22 granted.  
23

24 18. On March 31, 2021, Defendant Athena Medical Group, Inc. Defined Benefit Pension  
25 Plan and Trust Chtd. was served a copy of the Summons and Complaint, which was filed with the Court  
26 on April 14, 2021.  
27  
28

1           19.     On April 23, 2021, the Clerk of the Court entered Default against Defendant Athena  
2 Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd., as more than 21 days, exclusive of  
3 the date of service, had expired since service upon Defendant Athena Medical Group, Inc. Defined  
4 Benefit Pension Plan and Trust Chtd., and no answer or other appearance had been filed by Defendant  
5 Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd., and no further time has been  
6 requested or granted.

7  
8           20.     On April 9, 2021, Defendant Athena Medical Group Inc., a Nevada Corporation aka  
9 Athena Medical Group Corp., a Nevada non-filing entity was served a copy of the Summons and  
10 Complaint, which was filed with the Court on April 14, 2021.

11           21.     On May 7, 2021, the Clerk of the Court entered Default against Defendant Athena  
12 Medical Group Inc., a Nevada Corporation aka Athena Medical Group Corp., a Nevada non-filing  
13 entity, as more than 21 days, exclusive of the date of service, had expired since service upon Defendant  
14 Athena Medical Group Inc., a Nevada Corporation aka Athena Medical Group Corp., a Nevada non-  
15 filing entity, and no answer or other appearance had been filed by Defendant Athena Medical Group  
16 Inc., a Nevada Corporation aka Athena Medical Group Corp., a Nevada non-filing entity, and no further  
17 time has been requested or granted.

18  
19           22.     On April 9, 2021, Defendant Juliana Mayer Loza as Special Administrator and Personal  
20 Representative of Ray Exley Estate was served a copy of the Summons and Complaint, which was filed  
21 with the Court on April 14, 2021.

22           23.     On May 7, 2021, the Clerk of the Court entered Default against Defendant Juliana Mayer  
23 Loza as Special Administrator and Personal Representative of Ray Exley Estate, as more than 21 days,  
24 exclusive of the date of service, had expired since service upon Defendant Juliana Mayer Loza as  
25 Special Administrator and Personal Representative of Ray Exley Estate, and no answer or other  
26



1 appearance had been filed by Defendant Juliana Mayer Loza as Special Administrator and Personal  
2 Representative of Ray Exley Estate.

3 24. On or about May 21, 2021, Plaintiff Levery & Associates Law Chtd. filed an  
4 Application for Judgment by Default against the Default Defendants which was dated May 21, 2021.

5 25. The Application for Judgment by Default provides, and is supported by attached exhibits  
6 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its  
7 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in  
8 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform  
9 Act), on or about May 12, 2017, when title to Assessor Parcel No. 1318-25-111-017 was transferred  
10 pursuant to a “Quitclaim Deed” from Ray Warren Exley, M.D. to Ray Warren Exley, as Trustee of the  
11 Ray Warren Exley, M.D. Nevada Family Trust. (“First Fraudulent Transfer”).  
12

13 26. The Application for Judgment by Default provides, and is supported by attached exhibits  
14 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its  
15 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in  
16 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform  
17 Act), on or about February 23, 2018, when title to Assessor Parcel No. 1318-25-111-017 was transferred  
18 pursuant to a “Quitclaim Deed” from the Ray Warren Exley, M.D. Nevada Family Trust to Athena  
19 Medical Group Defined Contribution Pension Plan and Trust Number Three. (“Second Fraudulent  
20 Transfer”).  
21

22 27. The Application for Judgment by Default provides, and is supported by attached exhibits  
23 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its  
24 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in  
25 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform  
26 Act), on or about January 22, 2021, when title to Assessor Parcel No. 1318-25-111-017 was transferred  
27

1 pursuant to a "Quit Claim Deed" from Athena Medical Group Defined Contribution Pension Plan and  
2 Trust Number Three to Juliana Mayer Loza. ("Third Fraudulent Transfer").

3 28. The Application for Judgment by Default provides, and is supported by attached exhibits  
4 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its  
5 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in  
6 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform  
7 Act), on or about March 30, 2021, when title to Assessor Parcel No. 1318-25-111-017 was transferred  
8 pursuant to a "Quit Claim Deed" from to Juliana Mayer Loza to Athena Medical Group Defined  
9 Contribution Pension Plan and Trust Number Three. ("Fourth Fraudulent Transfer").

11 29. Pursuant to Nevada law, and the provisions of Nevada Revised Statute Chapter 112 –  
12 Fraudulent Transfers (Uniform Act), the First Fraudulent Transfer, Second Fraudulent Transfer, Third  
13 Fraudulent Transfer and Fourth Fraudulent Transfer, are all void.

14 **IT IS HEREBY ORDERED:**

15 1. The May 12, 2017, transfer of title to Douglas County Assessor Parcel No. 1318-25-111-  
16 017, Douglas County Recorder Document No. 2017-898535, is hereby void.

18 2. The February 23, 2018, transfer of title to Douglas County Assessor Parcel No. 1318-25-  
19 111-017, Douglas County Recorder Document No. 2018-910723, is hereby void.

20 3. The January 22, 2021, transfer of title to Douglas County Assessor Parcel No. 1318-25-  
21 111-017, Douglas County Recorder Document No. 2021-960445, is hereby void.

22 4. The March 30, 2021, transfer of title to Douglas County Assessor Parcel No. 1318-25-  
23 111-017, Douglas County Recorder Document No. 2021-964432, is hereby void.

25 5. Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its physical  
26 address of 429 Panorama Drive, Stateline, Nevada 89449, hereby reverts back and is to be titled in the  
27 name of Ray Warren Exley, M.D.

*[Signature]*  
DISTRICT COURT JUDGE

# EXHIBIT 10

EXHIBIT 10

DOUGLAS COUNTY, NV

2021-968971

Rec:\$40.00

Total:\$40.00

06/11/2021 01:12 PM

LEVERTY &amp; ASSOCIATES LAW

Pgs=11

APN# 1318-25-111-017

**Recording Requested by:**Name: Leverty & Associates LawAddress: 832 Willow St.City/State/Zip: Reno, NV 89502

00136555202109689710110115

KAREN ELLISON, RECORDER

E03

**When Recorded Mail to:**Name: Leverty & Associates LawAddress: 832 Willow St.City/State/Zip: Reno, NV 89502

( for Recorder's use only )

**Mail Tax Statement to:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

JUDGMENT BY DEFAULT

( Title of Document )

**Please complete Affirmation Statement below:**

☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Signature

Title

Jess Rinehart

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

RECEIVED

MAY 24 2021

Douglas County  
District Court Clerk

FILED

2021 MAY 25 AM 8:58

CLERK

BY *Cl. Williams* DEPUTY

Case No.: 2021-CV-00057

Dept No.: 1

This document does not contain personal information of any person

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF DOUGLAS

LEVERTY & ASSOCIATES LAW CHTD.,

Plaintiff,

v.

Athena Medical Group Defined Contribution  
Pension Plan and Trust Number Three; et al.

Defendants.

JUDGMENT BY DEFAULT

Judgment by Default against Defendants Juliana Mayer Loza; Ray W. Exley M.D. Nevada Family Trust; Juliana Mayer Loza as a Corporate Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical Group Defined Pension Plan and Trust Number Three; Ingrid Van Vuerings individually and as a Corporate Officer of Athena Medical Group and as Trustee of the Athena Medical Group Defined Pension Plan and Trust Number Three; Juliana Mayer Loza as Trustee of Athena Medical Group, Inc. Defined Contribution Plan Number Two; Ingrid Van Vuerings as Trustee for Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd.; Athena Medical Group Defined Contribution Pension Plan and Trust Number Three; Athena Medical Group, Inc. Defined Contribution Plan Number Two; Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd.; Athena Medical Group Inc., a Nevada Corporation aka Athena Medical Group Corp., a Nevada non-filing entity and Juliana Mayer Loza as Special Administrator and Personal Representative of Ray Exley Estate.

JUDGMENT BY DEFAULT

1 This matter came before the Court on Plaintiff Levery & Associates Law Chtd.'s Application  
 2 for Judgment by Default. The Court, having review the file, the pleadings therein, the argument of  
 3 counsel, and the evidence presented, **THE COURT HEREBY FINDS:**

4 1. On March 23, 2021, Levery & Associates Law Chtd. ("Levery") filed a Complaint  
 5 against Defendants Juliana Mayer Loza; Ray W. Exley M.D. Nevada Family Trust; Juliana Mayer Loza  
 6 as a Corporate Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical Group  
 7 Defined Pension Plan and Trust Number Three; Ingrid Van Vuerings individually and as a Corporate  
 8 Officer of Athena Medical Group and as Trustee of the Athena Medical Group Defined Pension Plan  
 9 and Trust Number Three; Juliana Mayer Loza as Trustee of Athena Medical Group, Inc. Defined  
 10 Contribution Plan Number Two; Ingrid Van Vuerings as Trustee for Athena Medical Group, Inc.  
 11 Defined Benefit Pension Plan and Trust Chtd.; Athena Medical Group Defined Contribution Pension  
 12 Plan and Trust Number Three; Athena Medical Group, Inc. Defined Contribution Plan Number Two;  
 13 Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd.; Athena Medical Group Inc.,  
 14 a Nevada Corporation aka Athena Medical Group Corp., a Nevada non-filing entity and Juliana Mayer  
 15 Loza as Special Administrator and Personal Representative of Ray Exley Estate. (Hereinafter  
 16 Collectively "Defaulted Defendants").  
 17

18  
 19 2. On March 31, 2021, Defendant Juliana Mayer Loza was served a copy of the Summons  
 20 and Complaint, which was filed with the Court on April 14, 2021.

21 3. On April 23, 2021, the Clerk of the Court entered Default against Defendant Juliana  
 22 Mayer Loza, as more than 21 days, exclusive of the date of service, had expired since service upon  
 23 Defendant Juliana Mayer Loza, and no answer or other appearance had been filed by Defendant Juliana  
 24 Mayer Loza, and no further time has been requested or granted.  
 25

26 4. On March 31, 2021, Defendant Ray W. Exley M.D. Nevada Family Trust was served a  
 27 copy of the Summons and Complaint, which was filed with the Court on April 14, 2021.  
 28

1           5.       On April 23, 2021, the Clerk of the Court entered Default against Defendant Ray W.  
2       Exley M.D. Nevada Family Trust, as more than 21 days, exclusive of the date of service, had expired  
3       since service upon Defendant Ray W. Exley M.D. Nevada Family Trust, and no answer or other  
4       appearance had been filed by Defendant Ray W. Exley M.D. Nevada Family Trust, and no further time  
5       has been requested or granted.

6           6.       On March 31, 2021, Defendant Juliana Mayer Loza as a Corporate Officer of Athena  
7       Medical Group, Inc. and as Trustee of the Athena Medical Group Defined Pension Plan and Trust  
8       Number Three was served a copy of the Summons and Complaint, which was filed with the Court on  
9       April 14, 2021.

11          7.       On April 23, 2021, the Clerk of the Court entered Default against Defendant Juliana  
12       Mayer Loza as a Corporate Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical  
13       Group Defined Pension Plan and Trust Number Three, as more than 21 days, exclusive of the date of  
14       service, had expired since service upon Defendant Juliana Mayer Loza as a Corporate Officer of Athena  
15       Medical Group, Inc. and as Trustee of the Athena Medical Group Defined Pension Plan and Trust  
16       Number Three, and no answer or other appearance had been filed by Defendant Juliana Mayer Loza as a  
17       Corporate Officer of Athena Medical Group, Inc. and as Trustee of the Athena Medical Group Defined  
18       Pension Plan and Trust Number Three, and no further time has been requested or granted.

20          8.       On March 31, 2021, Defendant Ingrid Van Vuerings individually and as a Corporate  
21       Officer of Athena Medical Group and as Trustee of the Athena Medical Group Defined Pension Plan  
22       and Trust Number Three was served a copy of the Summons and Complaint, which was filed with the  
23       Court on April 14, 2021.

25          9.       On April 23, 2021, the Clerk of the Court entered Default against Defendant Ingrid Van  
26       Vuerings individually and as a Corporate Officer of Athena Medical Group and as Trustee of the Athena  
27       Medical Group Defined Pension Plan and Trust Number Three, as more than 21 days, exclusive of the  
28



1 date of service, had expired since service upon Defendant Ingrid Van Vuerings individually and as a  
2 Corporate Officer of Athena Medical Group and as Trustee of the Athena Medical Group Defined  
3 Pension Plan and Trust Number Three, and no answer or other appearance had been filed by Defendant  
4 Ingrid Van Vuerings individually and as a Corporate Officer of Athena Medical Group and as Trustee of  
5 the Athena Medical Group Defined Pension Plan and Trust Number Three, and no further time has been  
6 requested or granted.

7  
8 10. On March 31, 2021, Defendant Juliana Mayer Loza as Trustee of Athena Medical Group,  
9 Inc. Defined Contribution Plan Number Two was served a copy of the Summons and Complaint, which  
10 was filed with the Court on April 14, 2021.

11 11. On April 23, 2021, the Clerk of the Court entered Default against Defendant Juliana  
12 Mayer Loza as Trustee of Athena Medical Group, Inc. Defined Contribution Plan Number Two, as more  
13 than 21 days, exclusive of the date of service, had expired since service upon Defendant Juliana Mayer  
14 Loza as Trustee of Athena Medical Group, Inc. Defined Contribution Plan Number Two, and no answer  
15 or other appearance had been filed by Defendant Juliana Mayer Loza as Trustee of Athena Medical  
16 Group, Inc. Defined Contribution Plan Number Two, and no further time has been requested or granted.

17  
18 12. On March 31, 2021, Defendant Ingrid Van Vuerings as Trustee for Athena Medical  
19 Group, Inc. Defined Benefit Pension Plan and Trust Chtd. was served a copy of the Summons and  
20 Complaint, which was filed with the Court on April 14, 2021.

21 13. On April 23, 2021, the Clerk of the Court entered Default against Defendant Ingrid Van  
22 Vuerings as Trustee for Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd., as  
23 more than 21 days, exclusive of the date of service, had expired since service upon Defendant Ingrid  
24 Van Vuerings as Trustee for Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd.,  
25 and no answer or other appearance had been filed by Defendant Ingrid Van Vuerings as Trustee for  
26  
27  
28

1 Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd., and no further time has been  
2 requested or granted.

3 ~~On March 31, 2021, Defendant Athena Medical Group Defined Contribution Pension~~  
4 Plan and Trust Number Three was served a copy of the Summons and Complaint, which was filed with  
5 the Court on April 14, 2021.

6 15. On April 23, 2021, the Clerk of the Court entered Default against Athena Medical Group  
7 Defined Contribution Pension Plan and Trust Number Three, as more than 21 days, exclusive of the date  
8 of service, had expired since service upon Defendant Athena Medical Group Defined Contribution  
9 Pension Plan and Trust Number Three, and no answer or other appearance had been filed by Defendant  
10 Athena Medical Group Defined Contribution Pension Plan and Trust Number Three, and no further time  
11 has been requested or granted.

12 16. On March 31, 2021, Defendant Athena Medical Group, Inc. Defined Contribution Plan  
13 Number Two was served a copy of the Summons and Complaint, which was filed with the Court on  
14 April 14, 2021.

15 17. On April 23, 2021, the Clerk of the Court entered Default against Defendant Athena  
16 Medical Group, Inc. Defined Contribution Plan Number Two, as more than 21 days, exclusive of the  
17 date of service, had expired since service upon Defendant Athena Medical Group, Inc. Defined  
18 Contribution Plan Number Two, and no answer or other appearance had been filed by Defendant Athena  
19 Medical Group, Inc. Defined Contribution Plan Number Two, and no further time has been requested or  
20 granted.

21 18. On March 31, 2021, Defendant Athena Medical Group, Inc. Defined Benefit Pension  
22 Plan and Trust Chtd. was served a copy of the Summons and Complaint; which was filed with the Court  
23 on April 14, 2021.

1           19.     On April 23, 2021, the Clerk of the Court entered Default against Defendant Athena  
2 Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd., as more than 21 days, exclusive of  
3 the date of service, had expired since service upon Defendant Athena Medical Group, Inc. Defined  
4 Benefit Pension Plan and Trust Chtd., and no answer or other appearance had been filed by Defendant  
5 Athena Medical Group, Inc. Defined Benefit Pension Plan and Trust Chtd., and no further time has been  
6 requested or granted.

7           20.     On April 9, 2021, Defendant Athena Medical Group Inc., a Nevada Corporation aka  
8 Athena Medical Group Corp., a Nevada non-filing entity was served a copy of the Summons and  
9 Complaint, which was filed with the Court on April 14, 2021.

11          21.     On May 7, 2021, the Clerk of the Court entered Default against Defendant Athena  
12 Medical Group Inc., a Nevada Corporation aka Athena Medical Group Corp., a Nevada non-filing  
13 entity, as more than 21 days, exclusive of the date of service, had expired since service upon Defendant  
14 Athena Medical Group Inc., a Nevada Corporation aka Athena Medical Group Corp., a Nevada non-  
15 filing entity, and no answer or other appearance had been filed by Defendant Athena Medical Group  
16 Inc., a Nevada Corporation aka Athena Medical Group Corp., a Nevada non-filing entity, and no further  
17 time has been requested or granted.

19          22.     On April 9, 2021, Defendant Juliana Mayer Loza as Special Administrator and Personal  
20 Representative of Ray Exley Estate was served a copy of the Summons and Complaint, which was filed  
21 with the Court on April 14, 2021.

23          23.     On May 7, 2021, the Clerk of the Court entered Default against Defendant Juliana Mayer  
24 Loza as Special Administrator and Personal Representative of Ray Exley Estate, as more than 21 days,  
25 exclusive of the date of service, had expired since service upon Defendant Juliana Mayer Loza as  
26 Special Administrator and Personal Representative of Ray Exley Estate, and no answer or other  
27

1 appearance had been filed by Defendant Juliana Mayer Loza as Special Administrator and Personal  
2 Representative of Ray Exley Estate.

3 ~~On or about May 21, 2021, Plaintiff Lavery & Associates Law Chld. filed an~~  
4 Application for Judgment by Default against the Default Defendants which was dated May 21, 2021.

5 25. The Application for Judgment by Default provides, and is supported by attached exhibits  
6 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its  
7 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in  
8 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform  
9 Act), on or about May 12, 2017, when title to Assessor Parcel No. 1318-25-111-017 was transferred  
10 pursuant to a “Quitclaim Deed” from Ray Warren Exley, M.D. to Ray Warren Exley, as Trustee of the  
11 Ray Warren Exley, M.D. Nevada Family Trust. (“First Fraudulent Transfer”).

12 26. The Application for Judgment by Default provides, and is supported by attached exhibits  
13 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its  
14 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in  
15 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform  
16 Act), on or about February 23, 2018, when title to Assessor Parcel No. 1318-25-111-017 was transferred  
17 pursuant to a “Quitclaim Deed” from the Ray Warren Exley, M.D. Nevada Family Trust to Athena  
18 Medical Group Defined Contribution Pension Plan and Trust Number Three. (“Second Fraudulent  
19 Transfer”).

20 27. The Application for Judgment by Default provides, and is supported by attached exhibits  
21 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its  
22 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in  
23 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform  
24 Act), on or about January 22, 2021, when title to Assessor Parcel No. 1318-25-111-017 was transferred  
25  
26  
27  
28

1 pursuant to a "Quit Claim Deed" from Athena Medical Group Defined Contribution Pension Plan and  
 2 Trust Number Three to Juliana Mayer Loza. ("Third Fraudulent Transfer").

3 ~~28. The Application for Judgment by Default provides, and is supported by attached exhibits~~  
 4 that demonstrate, Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its  
 5 physical address of 429 Panorama Drive, Stateline, Nevada 89449, was fraudulently transferred in  
 6 accordance with the provisions of Nevada Revised Statute Chapter 112 – Fraudulent Transfers (Uniform  
 7 Act), on or about March 30, 2021, when title to Assessor Parcel No. 1318-25-111-017 was transferred  
 8 pursuant to a "Quit Claim Deed" from to Juliana Mayer Loza to Athena Medical Group Defined  
 9 Contribution Pension Plan and Trust Number Three. ("Fourth Fraudulent Transfer").

11 29. Pursuant to Nevada law, and the provisions of Nevada Revised Statute Chapter 112 –  
 12 Fraudulent Transfers (Uniform Act), the First Fraudulent Transfer, Second Fraudulent Transfer, Third  
 13 Fraudulent Transfer and Fourth Fraudulent Transfer, are all void.

14 **IT IS HEREBY ORDERED:**

15 1. The May 12, 2017, transfer of title to Douglas County Assessor Parcel No. 1318-25-111-  
 16 017, Douglas County Recorder Document No. 2017-898535, is hereby void.

18 2. The February 23, 2018, transfer of title to Douglas County Assessor Parcel No. 1318-25-  
 19 111-017, Douglas County Recorder Document No. 2018-910723, is hereby void.

20 3. The January 22, 2021, transfer of title to Douglas County Assessor Parcel No. 1318-25-  
 21 111-017, Douglas County Recorder Document No. 2021-960445, is hereby void.

22 4. The March 30, 2021, transfer of title to Douglas County Assessor Parcel No. 1318-25-  
 23 111-017, Douglas County Recorder Document No. 2021-964432, is hereby void.

25 5. Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its physical  
 26 address of 429 Panorama Drive, Stateline, Nevada 89449, hereby reverts back and is to be titled in the  
 27 name of Ray Warren Exley, M.D.

1 6. Upon any foreclosure on Douglas County Assessor Parcel No. 1318-25-111-017, after  
2 payment of monies to the foreclosing party/lender, the trustee or agent for the foreclosing party shall  
3 deposit all remaining monies with the Ninth Judicial District Court of the State of Nevada in and for the  
4 County of Douglas so that such funds may be safeguarded and deposited into a blocked financial  
5 account until such time they can be properly allocated or disbursed.  
6

7 DATED this 25 day of May, 2021  
8

9  
10  
11   
12 DISTRICT COURT JUDGE  
13  
14  
15  
16  
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18  
19  
20  
21  
22

23 **CERTIFIED COPY**

24 The document to which this certificate is attached is a  
25 full, true and correct copy of the original in file and of  
26 record in my office.

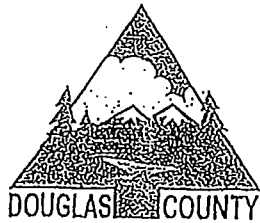
27 DATE 6-11-21  
28 BOBBIE R. WILLIAMS, Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By Mearney Deputy

JUDGMENT BY DEFAULT

# EXHIBIT 11

EXHIBIT 11





# DOUGLAS COUNTY, NEVADA ASSESSOR'S OFFICE

Trent A. Tholen, Assessor

[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Annual Taxes](#)
[Recorder Website](#)

## Parcel Detail for Parcel # 1318-25-111-017

Prior Parcel # 0000-07-324-110

### Location

Property Location 429 PANORAMA DR

Town KINGSBURY GID

District 410.0 - KINGSBURY GID

Subdivision KINGSBURY PALISADES Lot 13 Block

Property Name

[Add'l Addresses](#)
[Parcel Map](#)

### Ownership

Assessed Owner Name EXLEY, RAY WARREN MD

Mailing Address

9504 HIGHRIDGE PL  
BEVERLY HILLS, CA 90210

[Ownership History](#)
[Document History](#)

Legal Owner Name EXLEY, RAY WARREN MD

Vesting Doc #, Date 968971 06/11/2021 Year / Book / Page 21 / 6 / 0

Map Document #s

### Description

Total Acres .550

Square Feet 23,958

Ag Acres .000

W/R Acres .000

#### Improvements

Single-family Detached 1 Non-dwelling Units 0

Single-family Attached 0 Mobile Home Hookups 0

Stories 1.0

Multiple-family Units 0 Wells 0

Garage Square Ft... 576

Mobile Homes 0

Septic Tanks 0

Attached / Detached A

Total Dwelling Units 1

Buildings Sq Ft 0

[Improvement List](#)

Residence Sq Ft 1,896

[Improvement Sketches](#)

Basement Sq Ft 0

[Improvement Photos](#)

Finished Basement SF 0

### Appraisal Classifications

Current Land Use Code 200

[Code Table](#)

Zoning Code(s)

Re-appraisal Group 1

Re-appraisal Year 2020

Original Construction Year 1971

Weighted Year

### Assessed Valuation

Assessed Values	2021-22	2020-21	2019-20
Land	164,500	164,500	164,500
Improvements	25,492	26,002	26,499
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
<b>Net Assessed Value</b>	<b>189,992</b>	<b>190,502</b>	<b>190,999</b>

#### Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

### Taxable Valuation

Taxable Values	2021-22	2020-21	2019-20
Land	470,000	470,000	470,000
Improvements	72,834	74,291	75,711
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
<b>Net Taxable Value</b>	<b>542,834</b>	<b>544,291</b>	<b>545,711</b>

#### Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)

### Ownership History for Parcel # 1318-25-111-017

Current Owners	
Name	From
EXLEY, RAY WARREN MD 9504 HIGHRIDGE PL BEVERLY HILLS, CA 90210	2021

Prior Owners		
Name	From	To
LOZA, JULIANA MAYER C/O GORDEN GORDEN LAWYERS 1200 WHISHIRE BL STE #608 LOS ANGELES, CA 90017	2021	2021
CONTRIBUTION PLAN AND TRUST #3	2021	2021
ATHENA MEDICAL GROUP DEFINED 9504 HIGHRIDGE PL BEVERLY HILLS, CA 90210	2021	2021
ATHENA MED GRP PEN PLAN & TRUST 195 HWY 50 STE 104 PMB 7172-262 STATELINE, NV 89449	2020	2021
DOUGLAS COUNTY TRUSTEE C/O CLERK-TREASURER PO BOX 218 MINDEN, NV 89423	2019	2020
ATHENA MED GRP PEN PLAN & TRST 195 HWY 50 STE 104 MB 7172-262 STATELINE, NV 89449	2018	2019
EXLEY, RAY WARREN M D TTEE 9504 HIGH RIDGE PL BEVERLY HILLS, CA 90210	2016	2018
EXLEY, RAY WARREN TTEE	2015	2016
EXLEY NEVADA FAMILY TRUST 9504 HIGH RIDGE PL BEVERLY HILLS, CA 90210	2015	2016
O'BRIEN, LOIS	1983	2016
EXLEY, RAY WARREN 9504 HIGH RIDGE RD BEVERLY HILLS, CA 90210	1983	2015

NOTE: This is not a complete history and should not be used in place of a title search.

[Go Back](#)

# EXHIBIT 12

EXHIBIT 12

HARRIS LAW PRACTICE LLC  
ATTORNEY AND COUNSELOR AT LAW  
STEPHEN R. HARRIS, ESQ.  
6151 LAKESIDE DRIVE, SUITE 2100  
RENO, NEVADA 89511  
(775) 786-7600  
steve@harrislawreno.com

June 22, 2021

Via Email- geneva@dallied1031exchange.net – and -  
Facsimile- 888-313-0021

Allied Foreclosure Services  
190 W. Huffaker Lake, #408  
Reno, NV 89511

Re: Juliana Mayer Loza Chapter 13 BK-21-50466-btb  
APN: 1318-25-111-017- 425 Panorama Drive, Stateline, NV 89449

To Whom It May Concern:

This law firm represents Juliana Mayer Loza in a Chapter 13 bankruptcy case filed in the United States Bankruptcy Court, Reno, Nevada, on June 22, 2021. Enclosed please find a copy of the Notice of Bankruptcy Case Filing.

In that regard, it is our understanding that a trustee's foreclosure sale is scheduled to occur on Wednesday, June 23, 2021, with respect to the Debtor's real property located at 425 Panorama Drive, Stateline, NV 89449, identified as your Foreclosure No. 18034.

Also enclosed herewith are two (2) Quit Claim Deeds recorded in Douglas County, State of Nevada, showing the subject real property title in Ms. Loza's name. Ms. Loza also has a beneficial interest in the Athena Medical Group Defined Contribution Pension Plan and Trust Number Three.

Due to Ms. Loza's Chapter 13 filing, the 11 U.S.C. §362(a) bankruptcy automatic stay is in effect as to any pending collection or foreclosure actions. Please confirm that your scheduled trustee's foreclosure sale will not take place as currently scheduled.

Thank you.

Very truly yours,  
/s/ Stephen R. Harris  
STEPHEN R. HARRIS, ESQ.

Encl.

cc: Leverty & Associates Law, CHTD.,  
Attn: Vernon E. Leverty, Esq. and William R. Ginn, Esq.(via email)  
Juliana Mayer Loza (via email)

**Jess Rinehart**

---

**From:** Bill Ginn  
**Sent:** Thursday, June 24, 2021 4:26 PM  
**To:** Gene Leverty; Patrick Leverty; Jess Rinehart  
**Subject:** Fwd: J. Mayer Loza Chapter 13- Order Shortening Time- hearing tomorrow June 25 at 10:00 a.m.  
**Attachments:** 11-Order Shortening Time- Mtn for Sanctions and to Declare Foreclosure Sale Void.pdf

Get Outlook for iOS

---

**From:** Steve Harris <steve@harrislawreno.com>  
**Sent:** Thursday, June 24, 2021 3:57 PM  
**To:** Bill Ginn; law@ottoltd.com  
**Cc:** Gene Kaufmann; juliana.loza@julianaloza.com  
**Subject:** J. Mayer Loza Chapter 13- Order Shortening Time- hearing tomorrow June 25 at 10:00 a.m.

Hello Bill and Judy-

Attached please find the entered Order Shortening Time setting the hearing on Ms. Loza's Motion for Sanctions for tomorrow June 25, 2021, at 10:00 a.m. in the United States Bankruptcy Court before Honorable Judge Beesley. Per the Order Shortening Time, any opposition to the Motion must be filed and served by 9:00 a.m. tomorrow.

My office is currently preparing the Notice of Hearing on the Motion and my office will forward the Notice once filed.

The hearing will be held telephonically. The call in information for Judge Beesley is as follows:

**Phone: 888-684-8852**

**Passcode: 2981680#**

This information can also be found on the U.S. Bankruptcy Court District of Nevada website under Judge Beesley's calendar

<https://www.nvb.uscourts.gov/calendars/webcalendars/Calendars/BTB%2006-25-2021.pdf>

Thank you, Steve Harris

**Stephen R. Harris, Esq.**

**Harris Law Practice LLC**

6151 Lakeside Drive, Suite 2100

Reno, Nevada 89511

775-786-7600

steve@harrislawreno.com

# EXHIBIT 13

EXHIBIT 13

DOUGLAS COUNTY, NV 2021-969516  
Rec:\$40.00  
Total:\$40.00 06/22/2021 03:03 PM  
JULIANA L. LOZA Pgs=4

APN: 1318-25-111-017

RECORDING REQUESTED BY and  
AFTER RECORDING MAIL THIS DOCUMENT TO:  
Gene M. Kaufmann, Esq.  
SULLIVAN LAW  
1625 State Route 88, Suite 401  
Minden, NV 89423



KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENTS TO GRANTEE:

Juliana Mayer Loza  
c/o Gordon Gordon Lawyers  
1200 Wilshire Blvd., Suite #608  
Los Angeles, CA 90017

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons.  
*(Per NRS 239B. 030)*

QUIT CLAIM DEED

The ATHENA MEDICAL GROUP DEFINED CONTRIBUTION PENSION PLAN AND TRUST Number Three by and through its Trustee Committee and the Board of Directors of its sponsoring corporation, herein by and through its Co-Trustee and Corporate Officer/Secretary Ingrid van Vuerings, having determined by unanimous consent in consideration of the Distribution of some of her entitled ERISA Plan Benefits, does hereby QUIT CLAIM to **Juliana Mayer Loza** an individual, all rights, title and interest of the undersigned in and to real property Assessor's Parcel No. 1318-25-111-014, real property situated in the County of Douglas, State of Nevada, commonly known by its physical address: 429 Panorama Drive, Stateline, Nevada 89449, more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 13, as said Lot is set forth on the map of Kingsbury Palisades; thence North 0°03'38" East, 58.73 feet the most Northerly corner of said Lot 13; thence East 117.33 feet to a point in the Westerly right of way line of Panorama Drive; thence Southeasterly along said right of way line along a curve concave to the Southeast with a central angle of 30°27'44" and a radius of 125.00 feet, and arc distance of 66.46 feet; thence South 41.33 feet to the Southeast corner of said Lot 13; thence continuing South 131.68 feet; thence North 89°54' West, 99.81 feet to a point from which the West 1/4 corner of said Section 25, bears South 29°12' West 1,347.78 feet; thence North 0°05' West 132.00 feet to the point of beginning.



RESERVING therefrom that portion lying in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 13 North, Range 18 East, M.D.B. & M., all of the minerals and mineral ores of any kind, nature and description, on or beneath the surface of said land and of the right to mine and remove said minerals and mineral ores as reserve in the deed from Clover Valley Lumber Co., a Nevada Corporation, to H.E. West, recorded December 22, 1947, in Book Y of Deeds, Page 321, Douglas Nevada. APN: 1318-25-111-014

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

This legal description was previously recorded 03/30/2021 as Document No. 2021-964432.

The undersigned Grantor declares:

**Documentary transfer tax is \$0.00.** This conveyance is a transfer of title from a Tax Exempt ERISA Trust.

Dated: This 21 day of June, 2021 in Los Angeles County California. USA

By: 

Ingrid van Vuerings, Co-Trustee  
the ATHENA MEDICAL GROUP DEFINED  
CONTRIBUTION PENSION PLAN AND  
TRUST Number Three and Corporate Officer of the  
Athena Medical Group, Inc., (Nevada)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

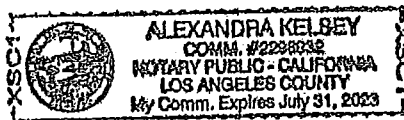
STATE OF CALIFORNIA                     )  
  )  
COUNTY OF LOS ANGELES            )        SS:

On 21 June 2021 before me Alexandra Kelsey  
notary public, personally appeared **Ingrid van Vuerings** who proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed to the within  
Quit Claim Deed and acknowledged to me that she executed same in her  
authorized capacity, and that by her signature on the instrument the person, or the entity upon  
behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the  
forgoing paragraph is true and correct.

WITNESS my hand and official seal.

*Alexandra Kelsey*



STATE OF NEVADA  
DECLARATION OF VALUE

## 1. Assessor Parcel Number(s)

a) 1318-25-111-017  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam. Res.  
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex  
 e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l  
 g) ☐ Agricultural h) ☐ Mobile Home  
 i) ☐ Other \_\_\_\_\_

## FOR RECORDERS OPTIONAL USE ONLY

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES: Trust of - J

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \$0.00

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration

## 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Ingrid van Vuerings, Trustee  
 Address: 195 Hwy 50 Ste 104, P.M.B. 7172-262  
 City: Stateline  
 State: NV Zip: 89449-7172

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Jullana Mayer Loza  
 Address: 195 Hwy 50 Ste 104  
 City: State Line  
 State: NV Zip: 89449

## COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gene M. Kaufmann Esq., Sullivan Law Escrow # \_\_\_\_\_  
 Address: 1625 State Route 88, Ste. 401  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

STATE OF NEVADA  
DECLARATION OF VALUE

## 1. Assessor Parcel Number(s)

a) 1318-25-111-017  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam. Res.  
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex  
 e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l  
 g) ☐ Agricultural h) ☐ Mobile Home  
 i) ☐ Other \_\_\_\_\_

## FOR RECORDERS OPTIONAL USE ONLY

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES: Trust of J

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \$0.00

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration

## 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Ingrid van Vuerings, Trustee  
 Address: 195 Hwy 50 Ste 104, P.M.B. 7172-262  
 City: Stateline  
 State: NV Zip: 89449-7172

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Jullana Mayer Loza  
 Address: 195 Hwy 50 Ste 104  
 City: Stateline  
 State: NV Zip: 89449

## COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gene M. Kaufmann Esq., Sullivan Law Escrow # \_\_\_\_\_  
 Address: 1625 State Route 88, Ste. 401  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# EXHIBIT 14

EXHIBIT 14

DOUGLAS COUNTY, NV

2021-969515

Rec:\$40.00

Total:\$40.00

06/22/2021 03:03 PM

JULIANA L. LOZA

Pgs=4

APN: 1318-25-111-017

RECORDING REQUESTED BY and

AFTER RECORDING MAIL THIS DOCUMENT TO:

Juliana Mayer Loza

c/o Gordon Gordon Lawyers

1200 Wilshire Blvd., Suite #608

Los Angeles, CA 90017



00137167202109695150040041

KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO GRANTEE:

Juliana Mayer Loza

c/o Gordon Gordon Lawyers

1200 Wilshire Blvd., Suite #608

Los Angeles, CA 90017

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B. 030)

### QUIT CLAIM DEED

A default Judgment, entered in Douglas County District Court case number 2021-CV-00057, purported to vest title with RAY WARREN EXLEY, deceased. Juliana Mayer Loza, Special Administrator, of the Estate of RAY WARREN EXLEY contests the validity of the default judgment and contends that legal title remains vested with The ATHENA MEDICAL GROUP DEFINED CONTRIBUTION PENSION PLAN AND TRUST Number Three. Therefore, Juliana Mayer Loza does hereby QUIT CLAIM any interest which the Estate may have to The ATHENA MEDICAL GROUP DEFINED CONTRIBUTION PENSION PLAN AND TRUST Number Three in and to real property Assessor's Parcel No. 1318-25-111-014, real property situated in the County of Douglas, State of Nevada, commonly known by its physical address: 429 Panorama Drive, Stateline, Nevada 89449, more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 13, as said Lot is set forth on the map of Kingsbury Palisades; thence North 0°03'38" East, 58.73 feet the most Northerly corner of said Lot 13; thence East 117.33 feet to a point in the Westerly right of way line of Panorama Drive; thence Southeasterly along said right of way line along a curve concave to the Southeast with a central angle of 30°27'44" and a radius of 125.00 feet, and arc distance of 66.46 feet; thence South 41.33 feet to the Southeast corner of said Lot 13; thence continuing South 131.68 feet; thence North 89°54' West, 99.81 feet to a point from which the West 1/4 corner of said Section 25, bears South 29°12' West 1,347.78 feet; thence North 0°05' West 132.00 feet to the point of beginning.

RESERVING therefrom that portion lying in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 13 North, Range 18 East, M.D.B. & M., all of the minerals and mineral ores of any kind, nature and description, on or beneath the surface of said land and of the right to mine and remove said minerals and mineral ores as reserve in the deed from Clover Valley Lumber Co., a Nevada Corporation, to H.E. West, recorded December 22, 1947, in Book Y of Deeds, Page 321, Douglas Nevada. APN: 1318-25-111-014

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

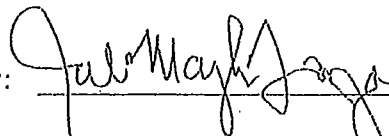
This legal description was previously recorded 03/30/2021 as Document No. 2021-910723.

The undersigned Grantor declares:

Documentary transfer tax is \$0.00. This conveyance is a transfer of title to a Tax Exempt ERISA Trust.

Dated: This 22 day of June, 2021 in Minden, Douglas County, Nevada.

By: \_\_\_\_\_



Juliana Mayer Loza, Special Administrator, of the Estate  
of RAY WARREN EXLEY



CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

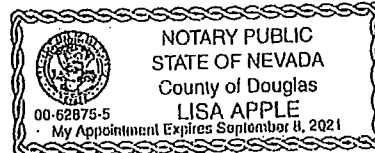
STATE OF NEVADA                                 )  
  )  
COUNTY OF DOUGLAS                         )               ss:

On June 22, 2021 before me Lisa Apple  
notary public, personally appeared Juliana Mayer Loza, Special Administrator, of the Estate of  
RAY WARREN EXLEY who proved to me on the basis of satisfactory evidence to be the person  
whose name is subscribed to the within Quit Claim Deed and acknowledged to  
me that she executed same in her authorized capacity, and that by her signature on the instrument  
the person, or the entity upon behalf of which the person acted, executed the instrument

I certify under PENALTY of PERJURY under the laws of the State of Nevada that the forgoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Lisa Apple



STATE OF NEVADA  
DECLARATION OF VALUE

## 1. Assessor Parcel Number(s)

a) 1318-25-111-017  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam. Res.  
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex  
 e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l  
 g) ☐ Agricultural h) ☐ Mobile Home  
 i) ☐ Other \_\_\_\_\_

## FOR RECORDERS OPTIONAL USE ONLY

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES: Just OK - J

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ \_\_\_\_\_  
 ( \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \$0.00

## 4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # 7b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration

## 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)Print Name: Jullana Moyer LozaAddress: 195 Hwy 50 Ste 104City: StatelineState: NV Zip: 89449BUYER (GRANTEE) INFORMATION  
(REQUIRED)Print Name: Ingrid van Vuerings, TrusteeAddress: 195 Hwy 50 Ste 104, P.M.B. 7172-262City: StatelineState: NV Zip: 89449-7172

## COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gene M. Kaufmann Esq., Sullivan Law

Escrow # \_\_\_\_\_

Address: 1625 State Route 88, Ste. 401City: Minden State: NVZip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

# EXHIBIT 15

EXHIBIT 15

**DECLARATION OF JESS P. RINEHART**

I, Jess P. Rinehart, do hereby declare that the following assertions are true to the best of my knowledge, information and belief:

1. I am an attorney at law admitted to practice before all courts of the State of Nevada.

2. I make this Declaration based upon personal knowledge and in lieu of an Affidavit pursuant to NRS 53.045.

3. I am counsel for Levery & Associates Law Chtd and Automatic Funds Transfer Services, a Seattle Corp. dba Allied Trustee Services.

4. On or about Monday, June 21, 2021, two days before the foreclosure sale, I visited Douglas County Douglas County Assessor Parcel No. 1318-25-111-017, commonly known by its physical address of 429 Panorama Drive, Stateline, Nevada 80449. Upon my visit to the property, I inquired and was informed by a neighbor that no person resides at the property, including Juliana Mayer Loza, and that no person had visited or stayed at the property in a long time.

5. On June 24, 2021, I called the Douglas County Assessor regarding the two quitclaim deeds of June 22, 2021. Upon inquiry, I was informed by the County Assessor's office that such filings were deficient, and did not transfer title to the Subject Property.

6. On June 24, 2021, I searched the Douglas County Assessor real property records. On the Douglas County Assessor's website, I was able to find and print a Douglas County, Nevada Assessor's Office Parcel Detail for Douglas County APN #1318-25-111-017. The parcel detail provides that title to the property is in the name of Ray Warren Exley MD. (See Exhibit 15).

DATED this 25 day of June, 2021.

  
\_\_\_\_\_  
Jess P. Rinehart, Esq.

# EXHIBIT 16

EXHIBIT 16

RECEIVED

FILED

Case No.: 2021-CV-00057

APR 14 2021

2021 APR 14 PM 3:18

Dept No.: II

Douglas County  
District Court Clerk

BOBBIE R. WILLIAMS  
CLERK

This document does not contain personal information of any person

G. WALKER DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT  
OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF DOUGLAS

LEVERTY & ASSOCIATES LAW CHTD.,

Plaintiff,

vs.

Athena Medical Group Defined Contribution  
Pension Plan and Trust Number Three; et al.


Defendants.

DECLARATION OF SERVICE OF  
SUMMONS AND COMPLAINT

(Attached is the Declarations of Service for Juliana Mayer Loza)

DATED this 13<sup>th</sup> day of April 2021.

LEVERTY & ASSOCIATES LAW CHTD.

  
Vernon E. Leverty, Esq., NV Bar # 1266  
Patrick R. Leverty, Esq., NV Bar #8840  
William R. Ginn, Esq., NV Bar #6989  
832 Willow Street  
Reno, NV 89502  
Attorneys for Plaintiff

 FILE COPY

Attorney or Party without Attorney: VERNON E. LEVERTY, Bar #1266 LEVERTY & ASSOCIATES LAW CHTD 832 WILLOW ST. RENO, NV 89502 Telephone No: 775-322-6636 FAX No: 775-322-3953				For Court Use Only	
Attorney for: Plaintiff			Ref. No. or File No.:		
Insert name of Court, and Judicial District and Branch Court: Douglas County Court-Ninth Judicial District Court Of Nevada					
Plaintiff: LEVERTY & ASSOCIATES LAW, CHTD Defendant: JULIANA MAYER LOZA					
<b>AFFIDAVIT OF SERVICE</b>		Hearing Date:	Time:	Dept/Div:	Case Number: 2021-CV-00057

1. At the time of service I was at least 18 years of age and not a party to this action.

2. I served copies of the SUMMONS AND COMPLAINT

3. a. Party served: JULIANA MAYER LOZA

4. Address where the party was served: 9504 HIGH RIDGE PL.  
Beverly Hills, CA 90210

5. I served the party:  
 a. by personal service. I personally delivered the documents listed in item 2 to the party or person authorized to receive process for the party (1) on: Wed., Mar. 31, 2021 (2) at: 8:19AM

6. The "Notice to the Person Served" (on the Summons) was completed as follows:  
 a. as an individual defendant

7. Person Who Served Papers:

a. CHRISTOPHER DEMIRDJIAN

b. SKIP-N-SERVE

P.O. BOX 6848

San Pedro, CA 90734

c. (310) 831-1160, FAX (310) 833-7240

Fee for Service: \$60.00

8. I declare under penalty of perjury under the laws of the State of NEVADA and under the laws of the United States Of America that the foregoing is true and correct.

AFFIDAVIT OF SERVICE

(CHRISTOPHER DEMIRDJIAN)

15304 .asslev.15156